

TO: CITY MANAGER 1996 November 4

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #26/95**
Proposed 48 unit Ground-Oriented Non-Profit Housing Project

ADDRESS: 7263, 7269, 7275, 7281 - 17th Avenue, 7429/43 Britton Street

LEGAL: Lots 34, 35, 36, 37, D.L. 95, Group 1, NWD Plan 1915;
Lots 32, 33, D.L. 95, Group 1, NWD Plan 1915

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential Use and Density and the Edmonds Town Centre Development Plan, and in accordance with the Development Plan entitled "48 Unit Townhouse 17th Avenue, Burnaby, B.C." prepared by Elbe, Lock, Walls and Associates Inc.)

APPLICANT: Elbe, Lock, Walls & Associates
202 - 12448 - 82 Avenue,
Surrey, B.C. V3W 3E9

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1996 December 10.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 November 25 and to a Public Hearing on 1996 December 10 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The satisfaction of all necessary subdivision requirements.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements.
- h) The dedication of any rights-of-way deemed requisite.
- i) The retention of identified existing trees by registration of a Section 215 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- j) The completion of a housing agreement registered as a 215 Covenant to ensure the development is used for non-profit rental housing.
- k) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.

- l) The deposit of the applicable per unit Parkland Acquisition Charge.
- m) The design and provision of units adaptable to the disabled (the provision of special hardware and cabinet work being subject to the rental of the unit to a disabled person).

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit of a 48-unit non-profit family townhouse project.

2.0 BACKGROUND

This application conforms to the Edmonds Town Centre Plan in terms of the proposed land assembly pattern and in terms of land use, which is ground-oriented multiple-family housing.

On 1995 July 24, Council received the report of the Planning and Building Department concerning the rezoning of the four lots along the 17th Avenue frontage portion of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development for an expanded site incorporating the two lots on the corner of Britton to complete the land assembly with the understanding that a further more detailed report would be submitted at a later date. The applicant has now added the two corner lots to the assembly.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

- 3.1 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, the upgrading of 17th Avenue and Britton Street adjoining the site and related underground works. A 4.5 metre by 4.5 metre dedication for a corner truncation is required.
- 3.2 Any necessary easements or covenants will be provided.
- 3.3 A housing agreement in the form of a covenant will be provided to ensure the development remains as rental non-profit housing.

- 3.4 The Parkland Acquisition charge of \$1,397 per unit will be applicable to this property.
- 3.5 A tree survey to identify trees which may be preserved around the perimeter of this site has been prepared. A landscape bond and a Section 215 Covenant will be necessary to guarantee the protection of trees that are to be retained. The bond will be based upon the value of the retained trees.
- 3.6 Recycling and garbage handling facilities in the underground parking area are to be provided and the applicant/developer/owners will be requested to provide a letter committing to implement a recycling program.
- 3.7 The applicant has provided two handicapped accessible units in the development.
- 3.8 One car wash space is to be provided underground which will drain to the sanitary sewer system.
- 3.9 A bicycle storage area is being proposed.

4.0 DEVELOPMENT PROPOSAL:

4.1	Gross Site Area:	-	4,927m ² (53,041 sq.ft.)
	Net Site Area (less corner truncation):	-	4,916m ² (52,931 sq.ft.)
	Site Coverage:	-	38%
4.2	Floor Area of Buildings:	-	4,434m ² (47, 737 sq.ft.)
	Floor Area Ratio:	-	0.90 FAR
	Unit Density:	-	39.8 units/acre
	Building Heights:	-	2 and 3 storeys (28 ft. to 38 ft.)

4.3 Unit Mix:

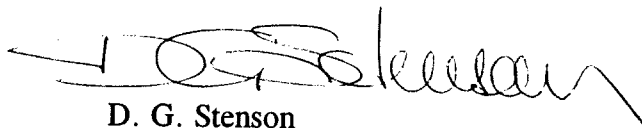
2 Bedroom	870-889 sq.ft.	18 units
2 Bedroom H/C	915 sq.ft.	2 units
3 Bedroom	900-1073 sq.ft.	23 units
4 Bedroom	1,260 sq.ft.	5 units

TOTAL 48 units

4.4 Parking: Required: 48 units x 1.5 spaces/unit = 72 spaces
Provided: (underground) - 74 spaces

Tenant: 65 spaces
Visitor: 9 spaces
Plus 1 Carwash Stall 1
Total 74 spaces

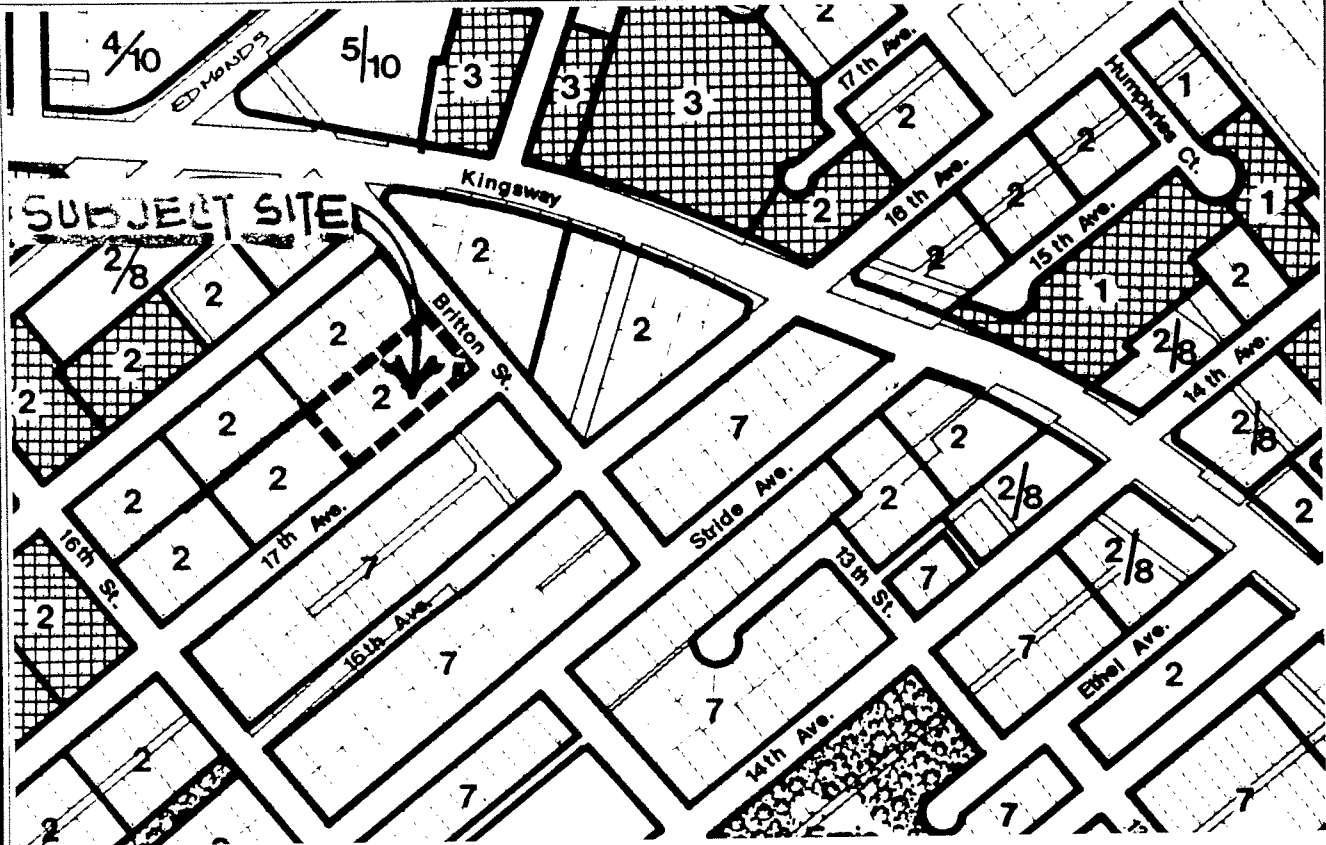
4.5 Amenity: - A 576 sq.ft. amenity room, including an office, and laundry is to be provided.



D. G. Stenson
Director Planning and Building

BR:gk
Attach

cc: Director Engineering
City Clerk



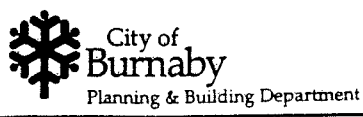
Legend:

- High Rise Apartments**
- 5 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)
- Low Rise Apartments**
- 3 — RM3 — (50 units per acre maximum)
- Low Rise Apartments / Ground-Oriented Multiple Family**
- 2 — RM2 — (40 units per acre maximum)
- Ground-Oriented Multiple Family**
- 1 — RM1 — (25 units per acre maximum)
- 6 — Townhousing — (12 units per acre maximum)
- Single and Two-Family Infill**
- 7 — Potential Area Rezoning

- Commercial**
- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Seniors Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nikkai Complex (Rezoning Reference #7/93)
- 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)
- Park, School, Trail, Ravine and Open Space Area
- Completed or Rezoned in Accordance with Development Guidelines

Development sites in the Edmonds Town Centre are generally to be zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

This Sketch is subject to updating on a continuous basis.



Edmonds Town Centre Plan Development Guidelines

Date:
AUGUST 1996

Scale:
N.T.S.

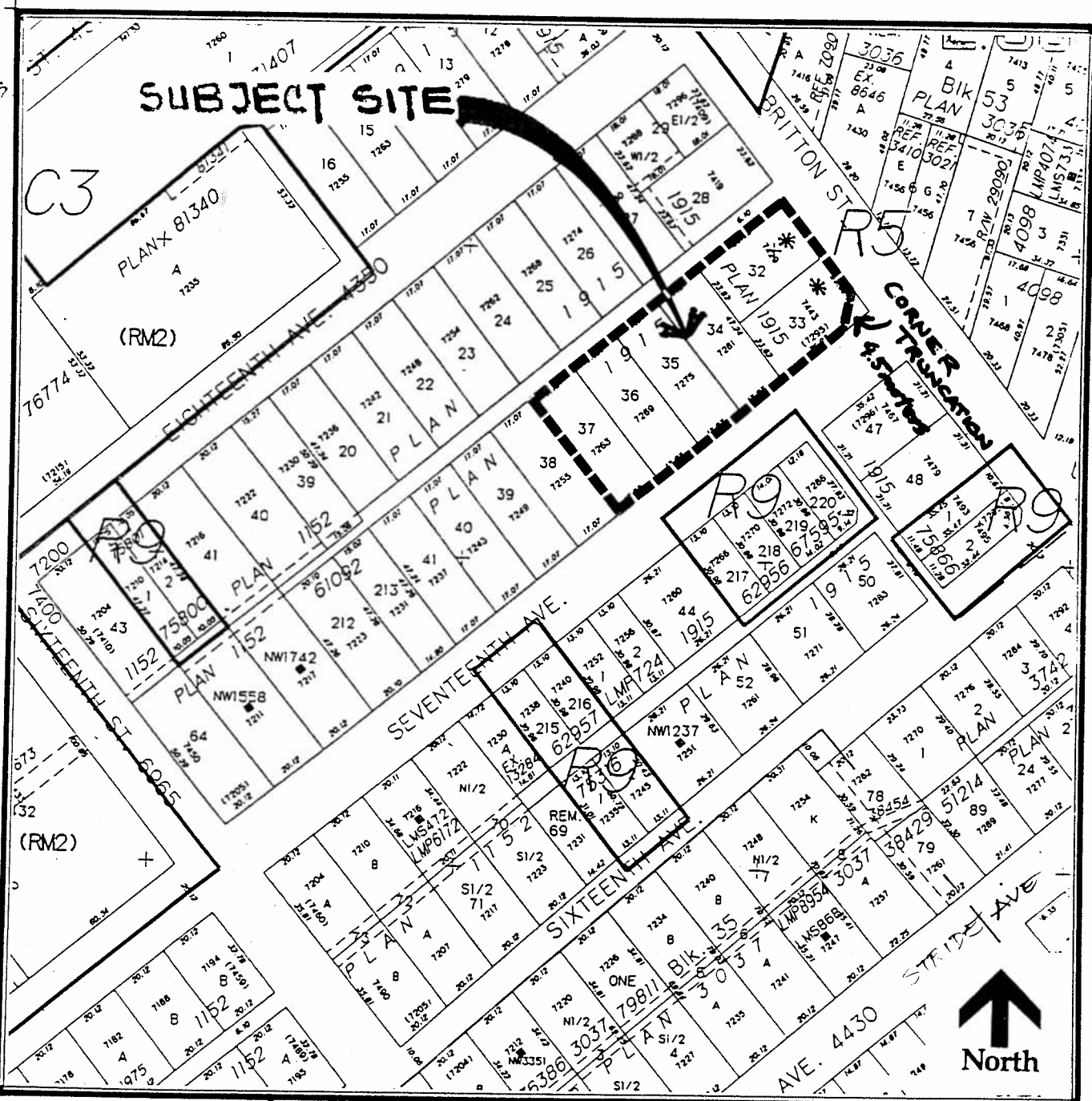
Drawn By:
J.P.C.

City of
Burnaby
Planning & Building Dept.

REZONING REFERENCE # **26/95**

SKETCH # **1**


EDMONDS



Date:
AUGUST 1996

Scale:
1:2000

Drawn By:
J.P.C.

 City of Burnaby * TWO LOTS ADDED TO ASSEMBLY SINCE 95 JULY 24 COUNCIL REPORT
 Planning & Building Dept.

REZONING REFERENCE #26/95

SKETCH # 2

